EXHIBIT A – FINDINGS
DRC2014-00046 / HEMME

Environmental Determination

A. This project qualifies for a Class 3 Categorical Exemption (pursuant to CEQA guidelines Section 15303) because the project is minor in nature, involves little site disturbance, will not require the removal of any native vegetation, and will visually blend with the existing lattice tower.

Minor Use Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the wireless communications facility has been designed to be visually compatible with the surrounding rural area, and will not conflict with the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all existing roads providing access to the project, either existing or to be improved with the project because no additional traffic beyond maintenance traffic (approximately one vehicle per per month) will be generated by the proposed use.